

\$275,000 - 61402 Rge Rd 23, Rural Westlock County

MLS® #E4437675

\$275,000

2 Bedroom, 1.00 Bathroom, 1,032 sqft
Rural on 1.00 Acres

None, Rural Westlock County, AB

Discover this charming 1-acre property in Westlock County—perfect for first-time buyers or those looking to downsize into retirement. This well-kept 2000 modular home features 2 bedrooms, 1 full bath, and a professionally installed wood-burning stove for cozy comfort. Enjoy your morning coffee on the covered deck, surrounded by beautiful mature trees offering privacy and tranquility. Recent upgrades include new shingles in 2024 and a hot water tank in 2025. The property also includes a heated, insulated double detached garage—ideal for year-round projects or storage. A water softener is installed for added convenience. For hobby farmers or garden enthusiasts, there’s a greenhouse, garden plot, outdoor storage sheds, and cozy small livestock pens. This adorable rural gem blends comfort, functionality, and nature in a peaceful setting—move-in ready and waiting for you! County dust control applied this year!



Built in 2000

Essential Information

MLS® #	E4437675
Price	\$275,000
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	1,032
Acres	1.00
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	61402 Rge Rd 23
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2N9

Amenities

Features	Deck, Dog Run-Fenced In, Fire Pit, Greenhouse, Vaulted Ceiling
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot
Construction	Wood
Foundation	Block

Additional Information

Date Listed	May 21st, 2025
Days on Market	20
Zoning	Zone 60

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